



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015472-26

In the matter of: Basement, 1 TOM ST
HAMILTON ON L8R1X2

Between: Anastasia Horton Landlords
Matthew Cordero

And

Martha Boyce Tenant

Anastasia Horton and Matthew Cordero (the 'Landlords') applied for an order to terminate the tenancy and evict Martha Boyce (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on May 13, 2026. The Landlords' legal representative Nilo Grabar and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. would terminate.

Agreed Facts:

1. The Tenancy between the Landlords and Tenant will terminate on September 1, 2026.
2. The parties agree that compensation equal to one month's rent for the N12 Notice of Termination was paid to the Tenant on April 30, 2026.
3. The parties agree that the Tenant may end the tenancy at any time before September 1, 2026, by providing the Landlords with at least ten (10) days written notice.

4. The Landlords agree to provide the Tenant with a formal letter of reference on or before May 20, 2026. The parties agree the letter will include the following:
 - a) Confirmation that the Tenant has paid her rent in full and on time for the entirety of the tenancy;
 - b) A statement that the Tenant is a quiet tenant; and
 - c) Direct contact information for Landlord Anastasia Horton, who agrees to be contacted by prospective Landlords for the purposes of a reference.
5. The Landlords agree to waive the monthly rent for June 2026.
6. The lawful rent is \$950.00. It is due on the 1st day of each month.
7. Based on the monthly rent, the daily compensation is \$31.23. This amount is calculated as follows: $\$950.00 \times 12$, divided by 365 days.
8. The Tenant agrees to continue to pay her monthly rent in full and on time from July 1, 2026 to September 1, 2026, or until the Tenant vacates the rental unit. For clarity, the rent due on September 1, 2026 and onward would be prorated at \$31.23 per day for each day the Tenant remains in the unit.
9. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 1, 2026.
2. The Tenant shall pay the Landlord compensation of \$31.23 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.
3. The Landlords shall pay to the Tenant total compensation in the amount of \$3,000.00. The compensation shall be paid as follows:
 - a. The Landlords shall pay to the Tenant the sum of \$1,500.00 on or before June 1, 2026.
 - b. Upon receipt of all keys and vacant possession of the unit, on or before September 1, 2026, the Landlord shall pay to the Tenant the remaining balance of \$1,500.00.
4. If vacant possession of the unit is not given on or before September 1, 2026, compensation in the amount of \$1,500.00 will not be payable to the Tenant.
5. The Landlords or the Tenant shall pay to the other any sum of money that is owed as a result of this order on or before September 1, 2026, failing which interest will start to accrue. This will be simple interest calculated from September 2, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before September 1, 2026, then starting September 2, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after September 2, 2026.
8. This order is in full and final settlement of all matters arising from the tenancy up to May 13, 2026.

May 25, 2026
Date Issued

Sandra Sabourin
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on March 2, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.